

Radcliffe Road Stamford PE9 1AU



## Welcome to

# Radcliffe Road

A well-appointed and beautifully kept home convenient to the town centre with ample parking and southerly aspect garden, viewings are highly recommended.



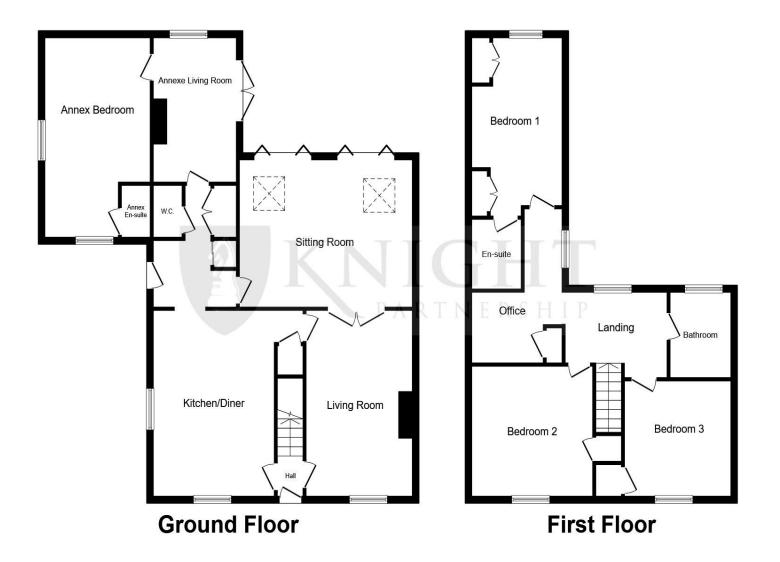












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement.

A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Hall**

Lounge

10' 11" x 17' 10" ( 3.33m x 5.44m )

**Kitchen Dining Room** 

16' 3" x 17' 10" ( 4.95m x 5.44m )

Sun Room

13' 6" x 17' 6" ( 4.11m x 5.33m )

Rear Hall

**Bedroom One** 

16' 9" x 8' 10" ( 5.11m x 2.69m )

**En-Suite** 

**Bedroom Two** 

10' 9" x 12' 11" ( 3.28m x 3.94m )

**Bedroom Three** 

12' 5" x 10' 11" ( 3.78m x 3.33m )

Annex:

Lounge

8' 10" x 13' 9" ( 2.69m x 4.19m )

**Bedroom Four** 

10' 11" x 18' 11" ( 3.33m x 5.77m )

#### Welcome to

### Radcliffe Road

- Beautifully Presented Spacious Family Home with Annex
- Southerly Aspect Garden
- Ample Off Road Parking & Garage
- Principal Bedroom & Ensuite
- Convenient To The Town Centre
- Ground Floor Annex
- Two Reception Rooms, Study & Kitchen Diner
- Viewing Highly Recommended

Tenure: Freehold EPC Rating: C Council Tax Band: C

offers over

£500,000

Extended and much improved by the current owner this spacious and thoughtfully configured home offers accommodation comprising; Entrance hall with doors off to the lounge with feature fire place and double doors through to the sunroom at the rear of the property. Also from the hall is the kitchen dining room fitted with integrated appliances including oven, grill and hob, microwave and fridge freezer. There is a large cupboard under the stairs and doors through to the lounge and a rear hall with utility cupboard housing the washing machine and tumble dryer. Also from the rear hall is a cloakroom and door through to the sunroom with bi-fold doors opening on to the deck and with Velux windows making this a lovely bright and spacious living space.

Upstairs the property has been extended to create a Master suite with built in wardrobes and ensuite shower room, from the landing is a study area, there are two further double bedrooms and a beautifully refitted family bathroom.

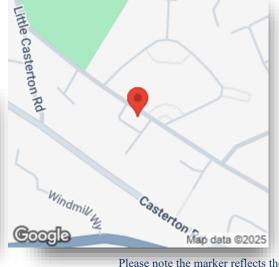
From the rear hall there is a door through to the annex which includes a dual aspect lounge with French doors opening onto the deck, a dual aspect double bedroom and ensuite shower room.

Outside the property benefits from a block paved forecourt with a single garage and driveway to the rear. The southerly aspect rear garden is landscaped to offer a deck across the rear of the house with steps down to a wellkept lawn.









Please note the marker reflects the postcode not the actual property









1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





**Property Ref:** SMD105169 - 0002